

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for May 10, 2010

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the First Floor of City Hall and was called to order at 5:30 p.m. The meeting was chaired by Chairperson, Lucy Bisson.

Members in Attendance: Lucy Bisson, Denis Fortier, Bruce Damon, Trinh Burpee and Kevin Morissette

Members Absent: Eric Potvin and Paul Robinson

Associate Members Present: Michael Marcotte and Elizabeth Dube

Associate Member Absent: None

Staff Present: David Hediger, City Planner, Gil Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Lucy appointed Elizabeth Dube as voting member for this meeting.

- II. **ADJUSTMENT TO THE AGENDA:** None

III. **CORRESPONDENCE:**

1. Letter from Commerce Bank to Chris Branch dated May 6, 2010 stating that Randall Road Associates, LLC has arranged financing in place under specified terms to cover budgeted costs associated with the project known as The Bluffs.
2. Email Correspondence from Christopher Branch to David Hediger dated May 10, 2010 and stating the turnarounds in Phases D, E & F with AutoTurn using a WB-28.5 and found that the turnarounds for Phases D & F worked fine.
3. Performance Guaranty: Post-Construction Stormwater Management System Operation and Maintenance Plan for Garcelon Hall.

VI. **PUBLIC MEETING:**

- a. Application submitted by Sebago Technics on behalf of Randall Road Corporation for the completion of Phases D, E, and F of The Bluffs as part of the Chestnut Hill Estates Development located at 10 Almond Avenue. Phase D shall consist of the construction of two-eight unit townhouse style single family attached structures. Phase E will consist of 35 garages, and Phase F will consist of 30 garages, which will be used by the tenants of The Bluffs.

David read the Agenda Item Memo to the Board and Chris Branch from Sebago Technics, Inc. presented the plans for the Chestnut Hill Estates and gave a brief description of the new Phases D, E, and F.

Elizabeth Dube stated she lives on the corner of Randall Road and noticed there was a great deal of cleared area already. She asked if this was for the garages and Chris stated no, it was for Phase C. There has been no clearing for the garages.

David stated that the City has had concerns in the past with the project not being completed and that the area would be a construction site forever. He stated that until Phase D is completed, Phases E and F would not be allowed to start. He stated they are very strict about this regulation.

Bruce asked if the garages were dedicated to the condo units and Chris stated they are designated for the 65 units in the Bluffs. Bruce stated that the garages were pretty remote from the units and also asked what size they were. Chris stated they were 11' wide x 20' long. Lucy asked if the tenants would be able to park their cars in them or would it just be for storage, and Chris stated the garages are a little small to park a car and that most tenants would probably use them for storage. Lucy asked if there was storage in the 65 units, and Chris stated the units were on slabs and the only storage was closet space.

Chris also stated that Phases A & B have been rented completely, and that there is a waiting list for Phase C. He stated this development is very marketable in the City.

PUBLIC COMMENT: None

The following motion was made.

MOTION: by **Denis Fortier** to accept that the proposal submitted by Sebago Technics, Inc. is complete and meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Sections 4, 5 and 8 of the Zoning and Land Use Code and to grant approval to Randall Road Corporation to complete Phases D, E, and F of The Bluffs as part of the Chestnut Hill Estates Development located at 10 Almond Avenue with the condition that any remaining concerns of the Lewiston Public Works and Fire Department are addressed to the City's satisfaction prior to any approved plans being signed or released by the City.
Second by **Trinh Burpee**.

VOTED: 6-0 (Passed).

At 6:15 p.m. Michael Marcottte arrived at the meeting and was appointed as voting member.

At 6:10 p.m. Trinh Burpee left the meeting.

- b. Application submitted by Gale Associates on behalf of Bates College for the replacement of an existing natural turf field with a synthetic turf field,

including upgraded bleachers, walkways, and athletic field lighting at Garcelon Field located at 144 Central Avenue.

David read the Agenda Item Memo to the Board. Nathan Collins from Gale Associates stated he has been working with Bates College and David Hediger for the last two months and gave a presentation describing all of the upgrades that will be completed at Garcelon Field.

Elizabeth asked if snow could be removed from the new synthetic turf and Nathan stated that the snow can be plowed off of the new turf down to an inch and the remaining snow will melt very fast. Betty asked what the life expectancy of the synthetic turf is, and Nathan stated the average life of the turf would be approximately 12 to 15 years.

Denis stated that the parking area along Central Avenue is very close to the road and asked if the upgrades to that area would allow cars to park further off the road and Nathan stated it would; however, formal parking improvements for this area will be presented to the Board at a later date. Denis mentioned the field hockey field and the material that was there and asked if the new turf surface was similar, and Nathan stated that the synthetic product being used at the Garcelon Field is very different than the hockey field. He stated it was a much softer material.

PUBLIC COMMENT: None

The following motion was made.

MOTION: by **Denis Fortier** to accept that the proposal submitted by Gale Associates is complete and meets all of the necessary criteria contained in the Zoning & Land Use Code, including Article IX, Section 3(9) and Article XIII, Section 4 in the Zoning & Land Use Code for Bates College to replace an existing natural turf field with a synthetic turf field, including upgraded bleachers, walkways, and athletic field lighting at Garcelon Field located at 144 Central Avenue.

Second by **Bruce Damon**.

VOTED: 6-0 (Passed).

Trinh returned to the meeting at 6:30 p.m.

- c. Application by Harriman Associates on behalf of the Lewiston School Department for the construction of a 10,240 s.f. single story addition to add five classrooms to McMahon Elementary School located at 151 North Temple Street.

David read the Agenda Memo to the Board. Frank Crabtree from Harriman Associates brought the plans for the new addition at the McMahon Elementary School and gave the presentation for this project. He stated the traffic patterns for the school will stay the same and the turnarounds for the school buses will be repaved. He stated they will also

be adding a walking plaza. He stated that the school site is 68 acres which is mostly wooded and they would not be disturbing much of the wooded area.

Lucy asked if there would be changes on the right side of the building where the park and playground was, and Frank stated no. Elizabeth asked about the energy efficiency in the new addition and Paul Caron, Lewiston School Department stated they have been upgrading the school's HVAC system and are always pushing for better energy efficiency.

Denis asked if they would be replacing the temporary classrooms with the new addition. Paul Caron said yes but they have yet to figure out what to do with the temporary classrooms.

Bruce asked where the funds are coming from to pay for this new addition and Jeff Larimer from Harriman Associates stated it is from the American Recovery Fund Act from the Federal Government.

Elizabeth asked about the increase of thirty students and Jeff stated that with the addition of five classrooms, there would be two pre-K classes added.

PUBLIC COMMENT: None

The following motion was made.

MOTION: by **Bruce Damon** to accept that the proposal submitted by Harriman Associates is complete and meets all of the necessary criteria contained in the Zoning & Land Use Code, including Article X, Section 3 and Article XIII, Section 4 and to grant approval of the modifications/waiver checklist for Lewiston School Department to construct a 10,240 s.f. single story addition to add five classrooms to McMahon Elementary School located located at 151 North Temple Street. with the condition that any remaining concerns of Public Services are addressed to the City's satisfaction prior to any approved plans being signed or released by the City Second by **Kevin Morissette**.

VOTED: **7-0 (Passed).**

V. OTHER BUSINESS:

David stated he would like to give the Board a heads up on the marijuana dispensary issue that will be coming up possibly on the agenda for the next meeting on May 24th. He stated he would email information regarding this for the meeting.

David also stated that there were two projects that may be on the agenda for May 24th and they were the CMP ME Power Reliability Project and Paris Farmer's Union.

VI. READING OF MINUTES:

Draft Meeting Minutes for March 22, 2010. The following motion was made.

MOTION: by **Bruce Damon** to approve the March 22, 2010 and April 26, 2010 minutes as presented.

Second by **Trinh Burpee**.

VOTED: 7-0 (Passed).

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Denis Fortier** that this meeting adjourn at 7:00 p.m.

Second by **Lucy Bisson**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, May 24, 2010, at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary